

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MONDAY, FEBRUARY 6, 2023 - 7:30 P.M.**

FINAL AGENDA

Meeting Date: Monday, February 6, 2023

Meeting Time: 7:30 P.M.

Location: **To attend in person:** **Municipal Building, 711 Broad Street, Florence**

OR

To attend virtually via Zoom -

Meeting Number: 987 0862 7927

Password: 2525

Join By Phone: **1-929-205-6099** **OR**

Find your local number: <https://zoom.us/j/98708627927?pwd=aUxra3Y1alorZTJpL0twU0tWOWV0dz09>

Join By PC:

<https://zoom.us/j/98708627927?pwd=aUxra3Y1alorZTJpL0twU0tWOWV0dz09>

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1. CALL TO ORDER AND SALUTE TO THE FLAG
 2. SUNSHINE STATEMENT
 3. ROLL CALL
 4. SWEARING-IN AND SEATING OF RETURNING MEMBER
- Kevin Minton, Alt. #2, 2-year term – expiration 12/31/2024
 5. RESOLUTIONS
 - A. Resolution ZB-2023-04: Approve 2022 Annual Report
 - B. Resolution ZB-2023-05: Denial to NFI Real Estate LLC for Height Variance to construct two warehouses, a portion of one will be located in Mansfield Township, on property located at 2115 Burlington Columbus Road, Florence Township. (Lounsberry Tract); Block 168, Lots 5.01, 5.02, 6, 8 & 11.
 - C. Resolution ZB-2023-07: Approving application of Elaine Cottrell for Bulk Variance for Impervious Coverage to have an expanded concrete lounging area for approved inground pool on property located at 9 Tetkoski Court, Florence Township; Block 156.07, Lot 16.
 6. MINUTES
 - A. Reorganization meeting of January 9, 2023
 7. CORRESPONDENCE
 8. APPLICATIONS
 - A. Application ZB#2022-08: Application by Mohamed Ibrahim & Hala Elshorbagy for Use and Bulk Variance to construct a 3-story, 3-unit residence on property located at 700 W. Front Street, Florence; Block 16, Lot 17. *Application received 8/16/22. Adjourned to 11/03/22, 12/05/22, 01/09/23 & 02/02/23 meetings.*
REPORTS/CORRESPONDENCE
ZB#2022-08A: Engineer Dougherty's Completeness Review dated 08/25/22
ZB#2022-08B: Planner Fegley's review letter dated 10/16/22
ZB#2022-08C: Fire Marshal Richardson's letter dated 10/17/22
ZB#2022-08D: Applicant's request for adjournment to the 2/06/23 meeting dated 12/12/22
ZB#2022-08E: Applicant's request for adjournment to the 4/3/23 meeting dated 1/13/23

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8. APPLICATIONS (*continued*)
 - B. Application ZB#2022-11: Application by Rant Properties (The Victor Robbins Group) for a Minor Site Plan and Use Variance for a light woodworking/manufacturing facility on property located at 1496 Hornberger Avenue, Florence Township; Block 125, Lots 22.02, 24 & 25. *Application received on 12/01/22.*
REPORTS/CORRESPONDENCE
ZB#2022-11A: Engineer Dougherty's Completeness Review No. 1 dated 1/12/23
ZB#2022-11B: Planner Benedetti's review letter dated 1/24/23
ZB#2022-11C: Engineer Dougherty's Technical Review No. 1 dated 1/31/23
ZB#2022-11C: Applicant's request for adjournment to the 3/6/23 meeting dated 1/31/23
 - C. Application ZB#2022-09: Application by Red Steel Construction, LLC, for Bulk Variances to renovate an existing dwelling and construct a 2-story addition at the rear of the dwelling on property located at 2082 Old York Road, Florence Township; Block 169.02, Lot 2. *Application received 10/18/22.*
REPORTS/CORRESPONDENCE
ZB#2022-09A: Engineer Dougherty's Completeness Review No. 1
ZB#2022-09B: Engineer Dougherty's Completeness Review No. 2
9. OTHER BUSINESS
10. PUBLIC COMMENTS
11. ADJOURNMENT